

SALEM PLANNING AND ZONING COMMISSION

(PZC)

REGULAR MEETING

July 15, 2014

7:00

CALL TO ORDER: G. Fogarty called the meeting to order at 7:00.

Present: G. Fogarty, R. Amato, J. Duncan, R. Savalle, R. LaBonte, E. Natoli Alt., G. Walter, V. Smith, J. Gadbois Alt., R. Serra (SECCOG Planner)

Absent: E. Wenzel Alt.

Guests See File Copy

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT-None

APPROVAL OF MINUTES OF PREVIOUS MEETING(S):

1. June 17, 2014 Regular Meeting

M/S/C (Smith/LaBonte) to approve the June 17, 2014 minutes as presented. Vote: Approved Unanimously

OLD BUSINESS

1. Update on ZEO

G. Fogarty informed the members that Liz Burdick will be replacing Candy Palmer as the new ZEO/WEO. L. Burdick has extensive experience in zoning enforcement in the region. If there are any gaps in service R. Serra will be available to sign zoning permits.

2. Consider and Discuss POCD Recommendations regarding:

a. Amendment of Regulation Requiring Two Family Houses to Be Located On Parcels At Least Twice the Minimum Lot Size of a Single Family Unit in RU-A and RU-B Zones

The members discussed the pros and cons of allowing 2 family housing on lots less than twice the size allowed in the zone. They talked about possibly reducing the lot size to 1½ instead of twice the size in RU-A and RU-B zones. R. Serra stated the lot would still have to meet the net buildable area.

b. Revise Regulations to Allow Construction of Houses Smaller Than the Current 1,000 Sq. Ft. Minimum

The members discussed the pros and cons of allowing houses less than 1000 sq. ft. R. Serra will check with Steve Byrne to see if it is legal to limit the size of a house. Members thought that smaller houses would be more affordable and conducive to single people, younger people and senior citizens. They thought the lot size should not be reduced. R. Serra stated there were some standards for HUD on various room sizes, (bedroom, bath, etc). There were concerns about the effect of smaller houses on property values.

c. Consider Adding an Option To P&Z Regulations Allowing An Owner To Add On Accessory Apartments To Existing Buildings.

The members discussed the pros and cons of allowing accessory apartments to existing buildings. The members thought there should be no distinction between family members living in an accessory apartment or non-family/renters living in an accessory apartment.

It was noted that all of the recommendations were to give wider and more affordable housing choices to land owners.

3. FYI report on DMV's license review consideration of Sid's Auto Sales & Used Parts business

G. Fogarty informed the Commission of the ongoing case between Sid's Auto Sales and the CT Dept. of Motor Vehicle. The Town of Salem referred the case to motor vehicle a few years ago and the case is now being heard by the motor vehicle dept. M. Chinatti, past ZEO and C. Palmer had to appear for two hearing dates. S. Byrne attends as legal counsel for the Town. K. Lyden asked if the funds for S. Byrne could be paid out of the 2014 P & Z budget. G. Fogarty gave permission for the payment and informed the Commission there may be a bill for the 2015 P & Z budget for the Sid's issue.

NEW BUSINESS: None

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION
REPORT: Submitted (see file copy)**

1. **Town Planner Report**-R. Serra had no report for this month

CORRESPONDENCE: None

PLUS/DELTAS: The Commission discussed the positive and negative aspects of the meeting.

ADJOURNMENT:

M/S/C (Walter/Amato) to adjourn at 8:22 PM. Vote: Approved Unanimously.

**Respectfully Submitted,
Sue Spang
Recording Secretary**